

BILL NO. 83-75

AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 83-75 (AS AMENDED)

Introduced by Council Members Bowen and Hutchins

Legislative Day No. 83-38

Date December 20, 1983

AN EMERGENCY ACT to repeal and re-enact with amendments, Table 1, heading, Principal Permitted Uses For Specific Zoning Districts, Residential: Planned Residential Development, of Section 25-6.2, heading, Principal Permitted Uses By Districts; and to add new Subsection (e), heading, Housing For The Elderly, to Section 25-7.2, heading, Development and Design Standards, all of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to provide housing for the elderly as special development regulations in R3, R4, VR, VB, B3, and CI zoning districts; to add development and design standards for housing for the elderly in certain zoning districts.

By the Council, December 20, 1983

Introduced, read first time, ordered posted and public hearing scheduled

on: January 17, 1984

at: 6:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on January 17, 1984 and concluded on January 17, 1984.

Angela Markowski, Secretary

PLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 83-75

AS AMENDED

83-75

AS AMENDED

1 Section 1. *Be It Enacted By The County Council of Harford County,*
2 *Maryland,* that Table 1, heading, Principal Permitted Uses For
3 Specific Zoning Districts; Residential: Planned Residential
4 Development, of Section 25-6.2, heading, Principal Permitted Uses
5 By Districts, be, and is hereby repealed and re-enacted with
6 amendments and that new Subsection (e), Housing For The Elderly,
7 be, and is hereby added to Section 25-7.2, heading, Development and
8 Design Standards, all of Article II, heading, Zoning Code, of
9 Chapter 25, heading, Zoning, of the Harford County Code, as amended,
10 all to read as follows:
11 Chapter 25. Zoning.
12 Article II. Zoning Code.
13 Section 25-6.2. Principal Permitted Uses By Districts.
14 Table 1. Principal Permitted Uses For Specific Zoning Districts.
15 Residential: Planned Residential Development. (Attached)
16 (a) HOUSING FOR THE ELDERLY.
17 (1) ELIGIBILITY. HOUSING FOR THE ELDERLY SHALL HAVE
18 THE FOLLOWING ELIGIBILITY REQUIREMENTS:
19 (a) IN THE B3 AND CI DISTRICTS, MINIMUM LOT SIZE
20 SHALL BE TEN (10) ACRES. IN THE R3, R4, VR and VB DISTRICTS, THE
21 MINIMUM LOT SIZE SHALL BE FOUR (4) ACRES.
22 (b) WHERE SUCH A PROJECT CANNOT BE SERVED BY PUBLIC
23 WATER SUPPLY AND PUBLIC SEWAGE DISPOSAL SYSTEMS, WATER SUPPLY AND
24 SEWAGE DISPOSAL ADEQUATE TO MEET THE NEEDS OF THE RESIDENTS SHALL
25 BE PROVIDED IN A SYSTEM APPROVED BY THE STATE DEPARTMENT OF HEALTH
26 AND MENTAL HYGIENE.
27 (2) DEVELOPMENT STANDARDS.
28 (a) PERMITTED USES. THE ACCESSORY USES PERMITTED
29 IN HOUSING FOR THE ELDERLY PROJECT ~~SHALL BE~~ MAY INCLUDE CONVENIENCE
30 GOODS STORES, PERSONAL SERVICES, PROFESSIONAL SERVICES, RESTAURANTS,
31 HEALTH SERVICES AND MEDICAL CLINICS, ~~PROVIDED THAT BUSINESS USES DO~~
32 ~~NOT EXCEED TEN (10) SQUARE FEET FOR EVERY DWELLING UNIT. PERMITTED~~

83-75

AS AMENDED

1 SERVICES AND MEDICAL CLINICS. COMMON ACTIVITY AREAS INCLUDING THE
2 ABOVE USES AND OTHER AREAS SERVING THE COLLECTIVE NEEDS OF THE
3 RESIDENTS SHALL NOT EXCEED ONE HUNDRED (100) SQUARE FEET PER
4 DWELLING UNIT. PERMITTED HOUSING TYPES SHALL INCLUDE TOWNHOUSE
5 DWELLINGS, PATIO/COURT/ATRIUM DWELLINGS, MULTIPLEX DWELLINGS AND
6 , GARDEN APARTMENT DWELLINGS. , AND MID-RISE APARTMENT DWELLINGS

7 (b) DENSITY. THE MAXIMUM DENSITY SHALL BE 10.0
8 UNITS PER GROSS ACRE IN THE R3, R4, B3 and CI DISTRICTS AND 5.0
9 UNITS PER GROSS ACRE IN THE R3 AND B3 DISTRICTS, 14 UNITS PER GROSS
10 ACRE IN THE R4 AND CI DISTRICTS AND 5.0 UNITS PER ACRE IN THE VR
11 AND VB DISTRICTS. NO MORE THAN 200 UNITS SHALL BE PERMITTED IN
12 ANY SUCH PROJECT.

13 (c) SITE DESIGN.

14 1. THE PROJECT SHALL BE DESIGNED WITH REGARD
15 TO SOILS, TOPOGRAPHY, NATURAL AND HISTORIC FEATURES OF THE PARCEL.

16 2. ALL RESIDENTIAL STRUCTURES SHALL BE SITED
17 SO AS TO PROMOTE PRIVACY AND SECURITY AND TO ENSURE NATURAL LIGHT
18 FOR ALL LIVING AREAS.

19 3. BUILDINGS NEAR THE PERIPHERY OF THE PROJECT
20 SHALL BE HARMONIOUS WITH NEIGHBORHOOD AREAS AND SHALL PROVIDE
21 ADEQUATE TRANSITION IN DENSITY AND TYPE OR SHALL PROVIDE A BUFFER-
22 YARD AS REQUIRED IN SECTION 25-5.8(c). IN THE CI AND B3 a BUFFER-
23 YARD 20 FEET WIDE SHALL BE PROVIDED.

24 4. NO BUILDING SHALL BE LOCATED WITHIN TEN
25 (10) FEET OF THE ROAD RIGHT-OF-WAY, PARKING AREAS, AND PROJECT
26 OPEN SPACE.

27 5. BUSINESS USES IN HOUSING FOR THE ELDERLY
28 SHALL BE DESIGNED WITH THEIR PRIMARY ORIENTATION TO THE PROJECT
29 AND INTEGRATED WITH THE ATTACHED DWELLING UNITS CONSISTENT WITH
30 THE NEEDS OF THE FUTURE RESIDENTS. BUSINESS USES SHALL OCCUR
31 WITHIN COMPLETELY ENCLOSED BUILDINGS. NO FREE-STANDING SIGNS
32 ADVERTISING BUSINESS USES SHALL BE PERMITTED.

(d) VEHICULAR CIRCULATION AND ACCESS.

1. THE PROJECT ROADS SHALL BE DESIGNED TO PROVIDE A LOGICAL ROAD NETWORK ADEQUATE FOR INTERNAL MOVEMENT.

2. THE PROJECT MUST BE DIRECTLY ACCESSIBLE FROM ONE OR MORE EXISTING OR PLANNED ARTERIAL, COLLECTOR OR PRIMARY RESIDENTIAL ROADS.

3. PARTICULAR ATTENTIONS SHALL BE GIVEN TO PROVIDING SAFE CONDITIONS FOR BOTH PEDESTRIAN AND VEHICULAR MOVEMENTS.

(e) OPEN SPACE. THE OPEN SPACE SHALL BE GENERALLY CONTINUOUS, ACCESSIBLE TO THE RESIDENTS, AND PROTECTIVE OF NATURAL FEATURES. AT LEAST THIRTY-FIVE PERCENT ~~(35%)~~ FIFTY PERCENT (50%) OF THE TOTAL PARCEL AREA SHALL BE IN OPEN SPACE.

1. RECREATIONAL FACILITIES. ADEQUATE RECREATIONAL FACILITIES SHALL BE CONSTRUCTED IN EACH PHASE OF DEVELOPMENT TO MEET THE NEEDS OF THE RESIDENTS. THE DEVELOPER SHALL PROVIDE A SCHEDULE FOR THE INSTALLATION OF THE FACILITIES AT THE TIME THE PROJECT IS APPROVED.

2. ALL OPEN SPACE SHALL BE PROVIDED PURSUANT TO SECTION 25-5.9. (OPEN SPACE USES AND REQUIREMENTS). THE REQUIRED ACTIVE OPEN SPACE MAY BE REDUCED BY THE ZONING ADMINISTRATOR BASED UPON THE SPECIFIC PROGRAM PROPOSED BY THE DEVELOPER.

~~(3) INCREASE NUMBER OF APARTMENTS:~~ THE PERMITTED NUMBER OF APARTMENT DWELLINGS MAY BE INCREASED ON A SLIDING SCALE BASED UPON THE DIFFERENCE BETWEEN NINE HUNDRED ~~(900)~~ SQUARE FEET AND THE AVERAGE DWELLING UNIT SIZE PROPOSED WHERE THE AVERAGE SIZE IS LESS THAN 900 SQUARE FEET. THIS DIFFERENCE IS DIVIDED BY NINE HUNDRED ~~(900)~~ FEET PER DWELLING UNITS. THE RESULTING FRACTION SHALL BE CONVERTED INTO THE PERCENTAGE INCREASE ALLOWED. SUCH PERMITTED INCREASE IN APARTMENT UNITS SHALL NOT BE CONSIDERED IN COMPUTING GROSS DENSITY.

THE FORMULA IS AS FOLLOWS:

1 ~~(900 AVERAGE APARTMENT SIZE)~~ X 100 = PERCENTAGE INCREASE ALLOWED

2 900

3 ~~(4)~~ (3) SPECIFIED DESIGN REQUIREMENTS.

4 (a) LOT AREAS, LOT WIDTH, FRONT, REAR AND SIDE
5 YARDS AND MAXIMUM HEIGHT SHALL BE AS SHOWN ON TABLE 7 - DESIGN
6 REQUIREMENTS FOR SPECIFIC USES/R4-URBAN RESIDENTIAL DISTRICT FOR
7 RESIDENTIAL: PRD.

8 (b) THE PROJECT DESIGN SHALL BE COMPATIBLE WITH
9 RESIDENTIAL USES IN THE NEIGHBORHOOD. EVALUATION OF THE COMPATI-
10 BILITY SHALL BE BASED UPON HEIGHT, FACADE, BUILDING BULK, AND
11 ARCHITECTURAL FEATURES OF THE PROJECT AND OF THE NEIGHBORHOOD.

12 (c) DISTANCE BETWEEN BUILDING BLOCKS. THE FOLLOW-
13 ING MINIMUM DISTANCES ARE ESTABLISHED FOR TOWNHOUSES, PATIO/COURT/
14 ATRIUM, MULTIPLEXES AND GARDEN APARTMENT BUILDINGS AS FOLLOWS:

15 BUILDING BLOCK WALLS	DISTANCE BETWEEN BUILDING BLOCKS (FEET)
16 BLANK END WALL TO BLANK WALL	20
17 BLANK END WALL TO WINDOW WALL	30
18 WINDOW WALL TO WINDOW WALL	55 OR A DISTANCE EQUAL TO 19 SUM OF THE HEIGHT OF THE 20 TWO (2) BUILDINGS, WHICHEVER IS GREATER.

21 (d) MAXIMUM BUILDING COVERAGE. THE MAXIMUM BUILD-
22 ING COVERAGE SHALL BE AS FOLLOWS:

23 DWELLING TYPES	MAXIMUM BUILDING COVERAGE (PERCENT OF TOTAL LOT)
24 PATIO/COURT/ATRIUM, TOWNHOUSE 25 AND MULTIPLEX	40 PERCENT
26 GARDEN APARTMENTS	30 PERCENT

27 (e) IMPERVIOUS SURFACE RATIO. THE MAXIMUM IMPER-
28 VIOUS SURFACE FOR ANY HOUSING FOR THE ELDERLY PROJECT SHALL NOT
29 EXCEED FIFTY PERCENT (50%) OF THE TOTAL PARCEL AREA.

30 (f) VARIATION IN PATIO/COURT/ATRIUM YARD REQUIRE-
31 MENTS. THE FRONT AND REAR YARDS REQUIRED FOR THE PATIO/COURT/ATRIUM
32 BUILDING BLOCK MAY BE WAIVED WHEN THE FOLLOWING HAVE BEEN PROVIDED:

83-75

AS AMENDED

1 1. AN AREA FOR UTILITY SERVICES IS PROVIDED
2 IN THE ROAD RIGHT-OF-WAY.

3 2. PRIVATE ATRIA OR COURTS SURROUNDED BY
4 BUILDINGS OR ENCLOSED WALLS TOTALLING TWENTY-FIVE (25%) OF THE
5 MINIMUM LOT REQUIREMENTS: AND

6 3. ALL LIVING SPACES FACE THE ATRIA OR COURTS.

7 (g) VARIATION IN TOWNHOUSE WIDTH. THE PERMITTED
8 WIDTH OF A TOWNHOUSE DWELLING MAY BE REDUCED BY A MAXIMUM OF FOUR
9 (4) FEET FOR NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF THE
10 DWELLING UNITS IN ANY BUILDING BLOCK.

11 Section 2. *And Be It Further Enacted* that this Act is hereby
12 declared to be an Emergency Act necessary for proper administration
13 of the Zoning Laws of Harford County, Maryland, which shall take
14 effect on the date it becomes law.

15 EFFECTIVE: January 13, 1984
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

83-75

AS AMENDED

TABLE 1. Principal Permitted Uses for Specific Zoning Districts / RESIDENTIAL: PLANNED RESIDENTIAL DEVELOPMENT

USE CLASSIFICATION	ZONING DISTRICTS											
	AG	RR	R1	R2	R3	R4	VR	VB	B1	B2	B3	CI
Residential: Planned Residential Development (PRD)												
Single Family Detached Dwellings, including Manufactured and Mobile Homes					SD	SD						
Lot Line Dwellings					SD	SD						
Semi-Detached Dwellings					SD	SD						
Duplex Dwellings					SD	SD						
Patio / Court / Atrium Dwellings					SD	SD						
Townhouse Dwellings					SD	SD						
Multiplex Dwellings					SD	SD						
Row Duplex Dwellings					SD	SD						
Garden Apartment Dwellings					SD	SD						
Mid-Rise Apartment Dwellings					SD	SD/ SE						
High-Rise Apartment Dwellings						SE						
Mobile Home Development (MHD)					SD	SD					SD	
* Housing For The Elderly					*SD	*SD	*SD	*SD			*SD	*SD

P Permitted subject to applicable Code Requirements.

SD Permitted subject to Special Development Regulations, pursuant to Section 25-7.

SE Permitted subject to Special Exception Regulations, pursuant to Section 25-8.

T Permitted subject to Temporary Use Regulations, pursuant to Section 25-5.7.

A blank cell indicates that the use is not permitted.

* = Added to existing law.

83-75

BY THE COUNCIL

AS AMENDED

BILL NO. 83-75 (As Amended)

Read the third time.

Passed LSD 34-3 (January 17, 1984) (with amendments)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 18th day of January, 1984
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive
Date 1-18-84

BY THE COUNCIL

This Bill (No. 83-75 (as amended), having been approved by
the Executive and returned to the Council, becomes law on
January 18, 1984.

Angela Markowski, Secretary

EFFECTIVE: January 18, 1984

83-75

AS AMENDED